




SHORTLAND
HORNE

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Middleborough Road
CV1 4DE



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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000

A substantial six bedroom six en-suite semi detached home set over three floors, along with a communal kitchen and living room. Situated in the sought after location of Middleborough Road within easy reach of Coventry city centre and the train station. The property also had the added benefit of no upward chain.

Required
Optional

Buyer Points
Immediate exchange of contracts available

Sold via 'Secure Sale'

Strap (intro) Line:

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid *****

This property will be fully prepared enabling those interested to view the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property was a former care home and benefits from emergency lighting and fire doors throughout. This

exciting prospect has huge potential and could be converted into a super

investment property.



selling quality
property since 1995





City Centre

Coventry Train Station




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Dimensions

Ground Floor

Hallway

Bedroom 1

En Suite

WC

Bedroom 2

En Suite

Kitchen

Lounge

Frist Floor

Bedroom 3

En Suite

Bedroom 4

En Suite

Bedroom 5

4.52 x 2.96

En Suite

Second Floor

Bedroom 6

4.24 4.03

En Suite

4.05 x 3.42

4.23 x 3.03

Frist Floor

Bedroom 3

4.77 x 3.64

En Suite

Bedroom 4

4.08 x 3.42

En Suite



Floor Plan



TOTAL FLOOR AREA : 2079 sq.ft. (193.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

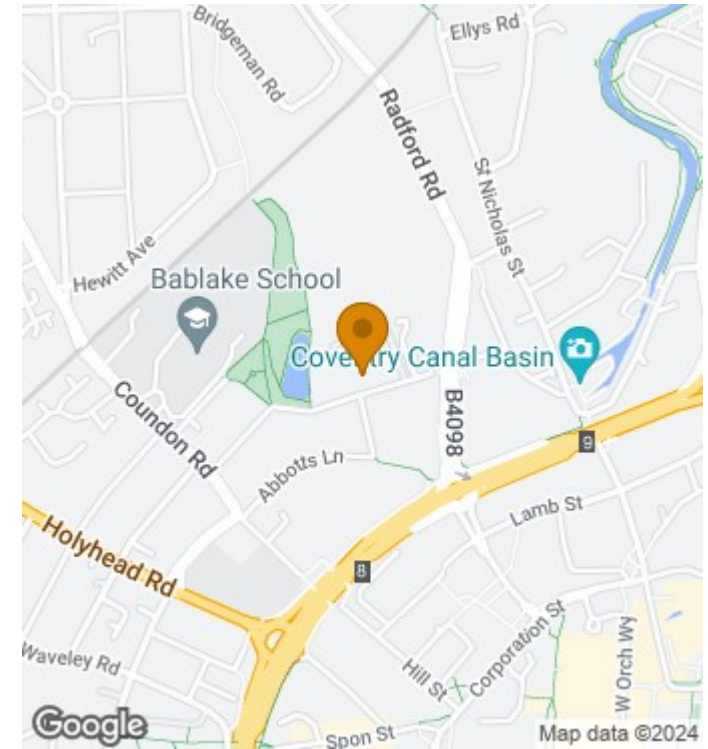
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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